020.A	0003	0305.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	384,100 /	384,100
USE VALUE:	384,100 /	384,100
ASSESSED:	384,100 /	384,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 305

Owner 1:	ABBOTT MARK F
Owner 2:	
Owner 3:	
Street 1:	32 HAMILTON RD #305
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	384,100			384,100
Total Card	0.000	384,100			384,100
Total Parcel	0.000	384,100			384,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 675.04 | /Parcel: 675.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	145462
GIS Ref	
GIS Ref	
Insp Date	12/13/17

!1760!

PREVIOUS ASSESSMENT

Parcel ID 020.A-0003-0305.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	373,400	0	.		373,400	373,400	Year End Roll	12/18/2019
2019	102	FV	351,500	0	.		351,500	351,500	Year End Roll	1/3/2019
2018	102	FV	291,900	0	.		291,900	291,900	Year End Roll	12/20/2017
2017	102	FV	272,000	0	.		272,000	272,000	Year End Roll	1/3/2017
2016	102	FV	272,000	0	.		272,000	272,000	Year End	1/4/2016
2015	102	FV	256,000	0	.		256,000	256,000	Year End Roll	12/11/2014
2014	102	FV	243,000	0	.		243,000	243,000	Year End Roll	12/16/2013
2013	102	FV	243,000	0	.		243,000	243,000		12/13/2012

PRINT

Date	Time
12/10/20	17:19:24

LAST REV

Date	Time
04/03/18	12:04:18

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1760

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19310-560		9/1/1988		116,000	No	No		Y

USER DEFINED

Prior Id # 1:	145462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2017	651	Inter Fi	39,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6048																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	R - REAR

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		20.4 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.55448151
Const Adj.:	1.04957998
Adj $ / SQ:	522.097
Other Features:	35699
Grade Factor:	1.00
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482520
Depreciation:	98434
Depreciated Total:	384086

COMMENTS

Building Number 32.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

SKETCH

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	757.04
Special Features:	0	Val/Su Net:	675.04
Final Total:	384100	Val/Su SzAd	675.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	569	522.100	297,073

Net Sketched Area:	569			Total:	297,073
Size Ad	569	Gross Are	569	FinArea	569

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.A-0003-0305.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: